TO THE ZONING COMMISSIONER OF BALTIMORE CCUNTY The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _ 1B02.3C.1 to permit a side yard set-back of 7 instead of the required 25' and a rear set-back of 10' instead of the required 30! of the Zoring Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1) We need additional living space for growing family 2) To move to a larger home would create financial difficulties Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Charles Thomas Cottrill (Type or Print Name) horas themas bottett 013 TH. 1. (Type or Print Name) City and State Attorney for Petitioner: 5238 Arbutus Ave. (Type or Print Name) Baltimore, Md. 21227 City and State Name, address and phone number of legal owner, con-Charles Thomas Cottrill Attorney's Telephone No.: 5238 Arbutus Ave. 242-0584 Address Balto., Md. 21227 Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this _____ 19th ____ day of February 19.85, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Connectioner of Baltimore County in Room 106, County Office Building in Towsen, Baltimore FOR on the ______ 27th ____ day of ___March____, 19_85, at 10:00 o'clock Zoning Commissioner of Baltimore County. DATE

BALTIMORE COUNTY CFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of February , 1985.

Zoning Commissioner Charles T. Cottrill Received by Micholas B. Commodari Petitioner's Chairman, Zoning Plans Advisory Committee

"ONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Zoning Commissioner March 21, 1985

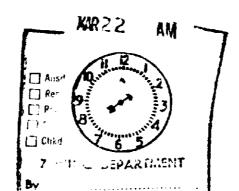
Norman E. Gerber, Director FROM Office of Planning and Zoning

SURJECT_ Zoning Petitions Nos. 85-261-A, 85-263-A, 85-264-A, 85-265-A, 85-267-A, 85-269-A

> There are no comprehensive planning factors requiring comment on this petition.

> > Office of Planning and Zoning

NEG: JGH:slm



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1985

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Chairman

MEMBERS

5238 Arbutus Averue Baltimore, Md. 21227

Mr. Charles T. Cottrill

Bureau of Engineering Department of Traffic Engineering

State Roads Commissio Fire Prevention Realth Department Project Planning Building Department Board of Education Zoning Administration

RE: Item No. 217 - Case No. 85-267-A Petitioner - Charles T. Cottrill Variance Petition Dear Mr. Cottrill:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. hearing scheduled accordingly.

Very truly yours,

Ticades B. Connoceridae NICHOLAS B. COMMODARI

Chairman

Zoning Plans Advisory Committee

Enclosures

NBC:bsc

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 20, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #217 (1984-1985) Property Owner: Charles T. Cottrill N/W cor. Arbutus Ave. & Old Sulphur Spring Rd. Acres: 58/140 x 88/185 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Bureau of Public Services

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

3/20/85 Re: Zoning Advisory Meeting of 2/5/85 Property Owner: Charles T. Coff rill

Location: nul Cor. Arbentus Aus a

Dear Mr. Jablon:

Old Sulghur 3pring Rd. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(*) There are no site planning factors requiring comment.
() A County Review Group Meeting is required.
() A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
() This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
() A record plat will be required and must be recorded prior to issuance of a building permit.
() The access is not satisfactory.)The access is not satisfactory.
)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board on
)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

3/20

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

February 11, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Charles T. Cottrill

Location: NW/Cor. Arbutus Avenue and Old Sulphur Spring Road Zoning Agenda: Meeting of 2/5/85

Item No.: 217 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention. Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior to occupancy.

Planking Group \(^\) /
Special Inspection Division



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/axonid xnot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /xkoxxbix mox be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of March, 19.85, that the Petition for Zoning Variances to permit a side yard setback of 7 feet instead of the required 25 feet and a rear yard setback of 10 feet instead of the required 30 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following: The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. AJ/srl cc: Mr. Charles Thomas Cottrill People's Counsel Mr. Charles T. Cottrill 5238 Arbutus Avenue Baltimore, Maryland 21227 ZONING DESCRIPTION Located at north-west corner of Arbutus Avenue and Old Sulphur Spring Road, known as Arbutus subdivision, lot #1, book #4, folio #87. BALTIMORE COUNTY, MARYLAND CERTIFICATE OF POSTING OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Date of Posting 3-F-55 ARCEIVED Usales Cottall Date of return: 3-15-5-3

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H	will meet the Co a professional s Before this offithm the service this office, that can comply with struction classi Comments These comments intend to the struct as the	apancy shall be applied for, along with an alteration permit in three required sets of drawings indicating how the structure ode requirements for the proposed change. Drawings may require seal. Idea can comment on the above structure, please have the owner, as of a Registered in Maryland Architect or Engineer certify to at, the structure for which a proposed change in use is proposed the height/area requirements of Tuble 505 and the required confication of Table 401. See reflect only on the information provided by the drawings sub-office of Flanning and Zoning and are not intended to be confull extent of any permit. If desired, additional information ed by visiting Room 122 (Flans Review) at 111 W. Chesapeake Ave., Very truly yours, Charles E. Burnham, Chief Plans Review
H	will meet the Co a professional s Before this offithru the service this office, that can comply with struction classi Comments These comments itted to the struct as the may be obtained	seed. The requirements for the proposed change. Drawings may require useal. The comment on the above structure, please have the owner, as of a Registered in Maryland Architect or Engineer certify to at, the structure for which a proposed change in use is proposed the height/area requirements of Table 505 and the required confication of Table 401. The requirements of Table 505 and the required confice of Planning and Zoning and are not intended to be confull extent of any permit. If desired, additional information and by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Very truly yours,
H	will meet the Co a professional s Before this offithru the service this office, that can comply with struction classi Comments These comments itted to the struct as the may be obtained	seal. It is a comment on the above structure, please have the owner, es of a Registered in Maryland Architect or Engineer certify to eat, the structure for which a proposed change in use is proposed the height/area requirements of Table 505 and the required constitution of Table 401. Sea reflect only on the information provided by the drawings subspective of Planning and Zoning and are not intended to be confull extent of any permit. If desired, additional information ed by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,
H	will meet the Co a professional s Before this offithm the service this office, that can comply with struction classi Comments These comments	seal. Drawings may require seals of drawings indicating how the structure ode requirements for the proposed change. Drawings may require seal. Lice can comment on the above structure, please have the owner, sea of a Registered in Maryland Architect or Engineer certify to at, the structure for which a proposed change in use is proposed the height/area requirements of Table 505 and the required confication of Table 401. Seals of the structure for which a proposed change in use is proposed the height/area requirements of Table 505 and the required confication of Table 401.
. H.	will neet the Co a professional s Before this offit thru the service this office, that can comply with struction classi	ode requirements for the proposed change. Drawings may require seal. ice can comment on the above structure, please have the owner, es of a Registered in Maryland Architect or Engineer certify to the structure for which a proposed change in use is proposed the height/area requirements of Table 100 cm.
. H.	will neet the Co a professional s Before this offit thru the service this office, that can comply with struction classi	ode requirements for the proposed change. Drawings may require seal. ice can comment on the above structure, please have the owner, es of a Registered in Maryland Architect or Engineer certify to the structure for which a proposed change in use is proposed the height/area requirements of Table 100 cm.
•	will meet the Co a professional s	ode requirements for the proposed change. Drawings may require seal.
P.	Requested varian	nce appears to conflict with the Baltimore County Building Code,
	construction, narequired if cons	I erected within 6'0 for Commercial uses or 3'0 for One & Two up of an adjacent lot line shall be of one hour fire resistive to openings permitted within 3'0 of lot lines. A firewall is struction is on the lot line, see Table 401, line 2, Section 1402, also Section 503.2.
	WEGHTARCA OF TH	ree sets of construction drawings with a Maryland Registered agineer shall be required to file a permit application.
c.	ebbrrce aroms w	Three sets of construction drawings are required to file a permit irchitect/Engineer seal is/is not required. Non-reproduced seals are required on Plans and Technical Data.
<u>.</u>		miscellaneous other permit shall be required before beginning construction.
(<u>.</u>)	All structures Bill 4-82 State cable Codes.	shall conform to the Baltimore County Building Code 1981/Council
	items checked b	below are applicable:
Acr Dis	es: trict:	required 30'. 58/140 x 88/185 1st.
Loc Exi	ation: sting Zoning: posed Zoning:	NW/Cor. Arbut Avenue and Old Sulphur Spring Road D.R. 5.5 Variance to permit a side yard setbact of 7' in lieu of required 25' and a rear yard setback of 10' in lieu of the state of the
•	ments on Item # perty Owner:	217 Zoning Advisory Committee Meeting are as follows: Charles T. Co. rill
Dea	r Mr. Jablon:	
. DIF Mr. Off Cou	RECTOR	ding
12.5	TOWSON MA 494-3610 ZALESKI JR	OF PERMITS & LICENSES February 26, 1985 ARYLAND 21204
	DALTIMORE	COUNTY

February 28, 1985

NOTICE OF HEARING

PLACE: Room 106, County Office Building, 111 West Chesapeake

No. 004905

TIME: 10:00 a.m.

1

DATE: Wednesday, March 27, 1985

Avenue, Towson, Maryland

RE: Petition for Variance
NW/corner Arbutus Avenue and Old Sulphur
Spring Road
Case No. 85-267-A

of Baltimore County

	I HEREBY CERTIFY that on this 6th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles T. Cottrill, 5238 Arbutus Ave., Baltimore, MD 21227, Petitioner. Leter Max Zimmerman
an construction of the con	
er samber en bestemmen jag bet de state en bestemmen jag bet de state en bestemmen jag bet de state en bestem	
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353
A Company of the Comp	ARNOLD JABLON ZONING COMMISSIONER
	March 21, 1985
ed and de la management	Mr. Charles T. Cottrill 5238 Arbutus Avenue Baltimore, Maryland 21227
en e	RE: Petition for Variance NW/corner Arbutus Ave. and Old Sulphur Spring Road Case No. 85-267-A
estingthings with 1975	Dear Mr. Cottrill:
e e e e e e e e e e e e e e e e e e e	This is to advise you that \$42.82 is due for advertising and posting of the above property.
Continues to the property of the state of th	This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
	Towson, Maryland 21204, before the hearing. Sincerely,
	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT NO. 005340 LD JABLON
	DATE ACCOUNT 01-615.000 ag Commissioner
	RECEIVED Changes Cattries
Washington of the state of the	FOR: Francy 1 de 20 - (122 # 15-207)
	B BETARRARA 12:2:3 SEVEE
de seguina de la companya de la comp	

RE: PETITION FOR VARIANCES

CHARLES T. COTTRILL

13th District

Petitioner

or final Order.

NW Corner Arbutus Ave.

& Old Sulphur Spring Rd.,

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Thyllis Cole Freedman

People's Counsel for Baltimore County

.

ENTRY OF APPEARANCE

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any preliminary

Phyllis Cole Friedman

Peter Max Zimmerman

Towson, MD 21204 494-2188

Deputy People's Counsel Rm. 223, Court House

Please enter the appearance of the People's Counsel in the

		PATUXENT Patuxent Pkwy. Columbia, MD 21044
•	PETITION FOR VARRANCE SITH Section States LOCATION: Sortemed comet Arbana Avenus and Ole Sulphur Spring Rose DATE AND TIME: Wednesday, March 27, 1966 at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building. 111 West Cheappeake Avenus, Townson, Maryland. The Zoning Commissioner of Sattemer County, by sufficitly of the Zoning Act and Regulators of Settemer County, will best a public hearing:	March 7, 19 85 THIS IS TO CERTIFY, that the annexed advertisement of
	Petition for Verlance to permit a side yeard solback of 7 ft. Instead of the required 25 ft. and a near year select of 16 ft. antened of the required 30 ft. Berry the property of Cherries T, Cotroll as shown on the plat thee with five Zorang Office. In the awart this Petition is granted, it building permit may be assued within the thirty (30) day appeal sonod. The Zorang Commissioner with however, entertain any request for a stery of the insurerce of seal permit during this period for good cause shown. But he request must be received in writing by the daile of the hearing out sixtre or made at the hearing. SY OPICER OF ARNOLD JA BLON ZONING COMMISSIONER OF BALTIMORE COUNTY 300-AMM. 7.	was inserted in the following: Catonsville Times Arbutus Times weekly newspapers published in Baltimore County, Maryland once a week for successive weeks before the9 day of 19_85_, that is to say, the same was inserted in the issues of
IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN EQUITY	Plaintiff vs. Defendant	CERTIFICATE OF PUBLICATION OF AMERICATE OF PUBLICATION OF AMERICATION OF AMERICATE OF PUBLICATION OF AMERICATE OF PUBLICATION OF AMERICATE OF PUBLICATION OF AMERICATE OF PUBLICATION OF AMERICA TO AM

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 7 ft. instead of the required 35 ft. and a mar yard setback of 10 ft. instead of the required 35 ft. March 7 , 19 85 10 ft. instead of the required 30 ft.

Being the property of Charles T. Cuttrill as r nown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, en'ertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be receaved in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,

Zoning Commissioner

of Baltimore County

Mar. T. Cost of Advertising \$20.00

PETITION FOR VARIANCE

13th Election District

LOCATION:

Northwest corner Arbutus Avenue and Old Sulphur

Spring Road

DATE AND TIME:

Wednesday, March 27, 1985 at 10:00 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

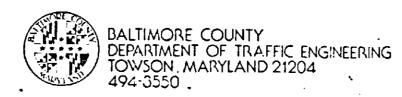
Petition for Variance to permit a side yard setback of 7 ft. instead of the required 25 ft. and a rear yard setback of 10 ft. instead of the required 30 ft.

Being the property of <u>Charles T. Cottrill</u> the plat filed with the Zoning Office. as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

> > MICROFILMEN



STEPHEN E. COLLINS DIRECTOR

February 28, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 210, 212, 213, 214, 215, 216, 217, 218, and 219 ZAC-Meeting of Property Owner: February 5, 1985 Location: Existing Zoning: Proposed Zoning:

Acres: District:

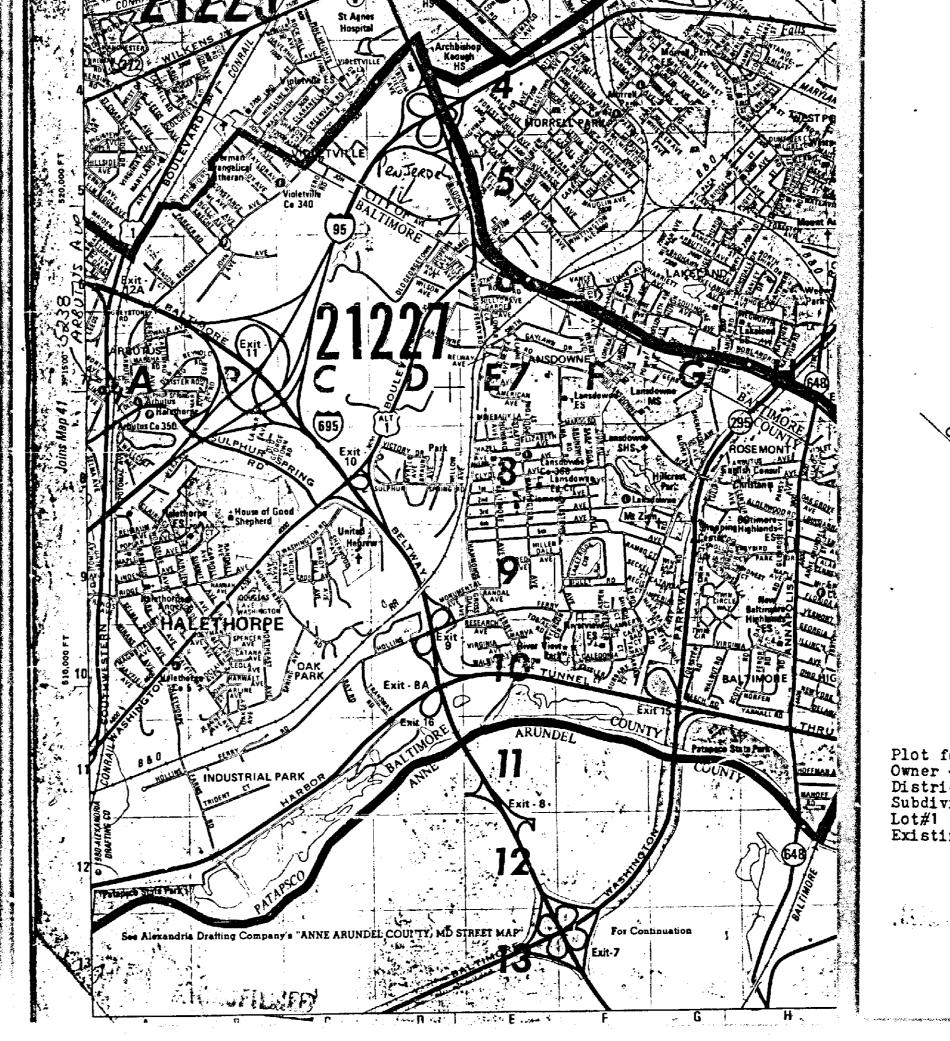
Dear Mr. Jablon:

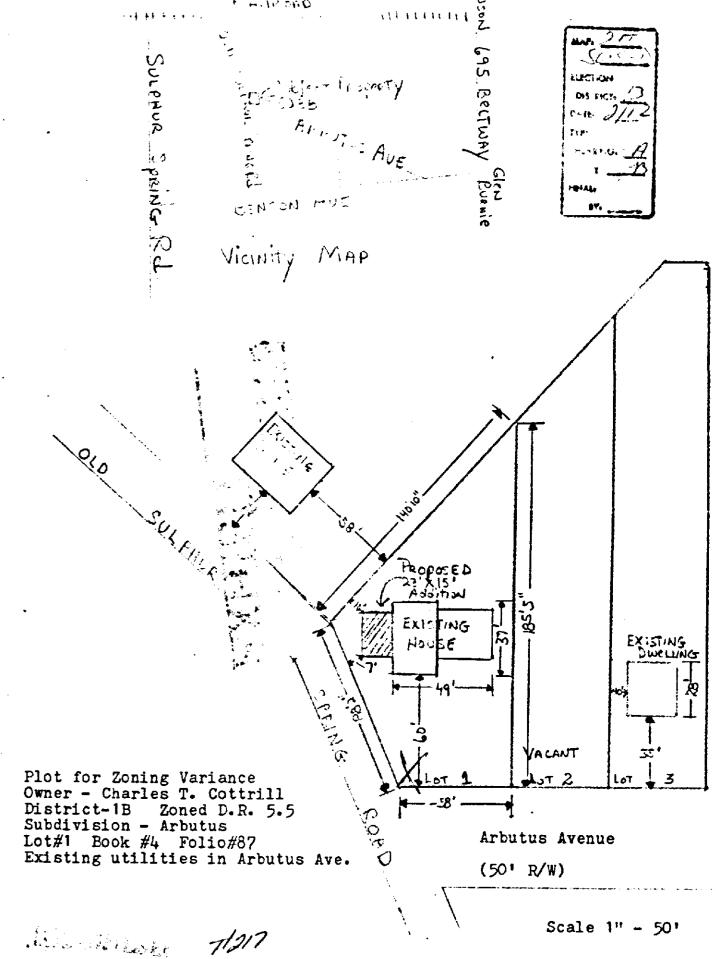
The Department of Traffic Engineering has no comments for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

Michael S. Flanigan Traffic Engineering Assoc. IL

MSF/ccm

MICROFILMED





3/21 267.4